

MEETING MINUTES



Village Of Homewood
Appearance Commission
April 7, 2016
7:30 p.m.

Village Hall Board Room
2020 Chestnut Road
Homewood, IL 60430

CALL TO ORDER: Chairman Wright called the meeting to order at 7:30 p.m.

ROLL CALL: Members Hrymak, Beele, Knoeppel, and Chairman Wright were present. Member Pohrte arrived at 7:35 p.m. Member Hayes was absent. In attendance from the Village was Director of Economic and Community Development Tom Vander Woude. There were 2 people in the audience.

Chairman Wright welcomed new member Gary Knoeppel to the Commission.

APPROVAL OF MINUTES: Chairman Wright asked if there were any additions or corrections to the minutes of March 3, 2016. There being none, Member Hrymak made a motion to approve the minutes of March 3, 2016 as presented; seconded by Member Beele.

AYES: Members Hrymak, Beele, Knoeppel, and Chairman Wright

NAYES: None

ABSTENTIONS: None

ABSENT: Members Hayes and Pohrte

Motion passed unanimously.

PUBLIC COMMENT: There were no comments from the audience.

AGENDA ITEMS:

Case No. 16-09, 18699 Dixie Highway – Façade Review: Chairman Wright introduced the case and invited Staff Liaison Vander Woude to give a brief overview.

Staff Liaison Vander Woude stated that Vivek Pinto, owner of the property at 18699 Dixie Highway, has submitted plans to construct a dwelling unit as a second story addition to his building. The proposed addition would be a one bedroom, one bath unit consisting of 998 square feet. He added that the Village is trying to encourage second story residential uses, so from a planning standpoint, it is desirable.

Mr. Pinto provided pictures of the current building façade and identified where the addition would be located and its visibility from the surrounding streets. He also presented samples of the building materials and colors to be used on the exterior of the proposed addition.

Member Hrymak questioned the location of the stairs. Mr. Pinto confirmed that they would be in the yard and not the parking lot.

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In response to questioning from Member Pohrte, Mr. Pinto stated there was no plan for any type of deck.

As to color, Mr. Pinto stated that he was trying to match the color of the adjoining building as closely as possible; however, he noted that he is very open to suggestions. It was recommended that the HVAC unit be located so as not to be seen from the front.

Discussion ensued regarding an existing chimney and how it would be handled with the addition. It was noted that the chimney was not in the area of the proposed addition. Chairman Wright noted that the Building and Fire Departments would ensure that all Building and Safety Codes are met.

Member Beele questioned whether the north side of the building would be repainted to tie in or complement the color of the proposed addition. Mr. Pinto stated that he would include painting of the north wall. Member Beele also suggested that consideration be given to putting more design detail on the facade to improve the appearance. As to the existing gates; Mr. Pinto stated they would be removed. Member Beele advised Mr. Pinto that with the addition of a stairway in the back, the space around the dumpster could become very tight.

Discussion ensued wherein members stated a second window in the back should be added to provide a symmetrical look and also that they both be operable. They would also like to see some type of architectural addition to the front of the façade to dress it up a bit and use brick on the bottom of the north wall.

Motion by Member Beele, seconded by Member Knoeppel, to accept the revised plans for 18699 Dixie Highway to include the addition of a window on the west façade to match in size the existing window; to include wider window trim and a sill on all windows, with the window trim matching the fascia and soffit; and add a vent element or some other decorative element on the west gable end.

AYES: Members Hrymak, Pohrte, Beele, and Knoeppel and Chairman Wright

NAYES: None

ABSTENTIONS: None

ABSENT: Member Hayes

Motion passed unanimously.

2015 Annual Report: The following corrections were made to the Annual Report that was presented: add Member Patricia Pohrte's name to the member roll and add December's meeting to the canceled list.

Motion by Member Pohrte, seconded by Member Beele, to accept the 2015 Annual Report as corrected. All in favor; none opposed. Motion passed unanimously.

NEW BUSINESS: There was no new business discussed.

OLD BUSINESS: Staff Liaison Vander Woude stated that rather than trying to work around the remodeling, Menards has decided to close down the store during construction. Consequently, they are revising their plans in order to do more with the façade and landscaping. They also plan on moving the entrance to the yard on 175th Street more to the west to provide more space. Once the revised plans are finalized, they will come back to the Appearance Commission for review.

A motion was made by Member Hrymak to adjourn the meeting at 8:18 p.m.; seconded by Member Knoepfel. All in favor; none opposed. Motion passed unanimously.

Respectfully submitted,

Thomas Vander Woude
Staff Liaison